

IN RE: PETITION FOR RESIDENTIAL * BEFORE THE
ZONING VARIANCE * ZONING COMMISSIONER
S/S Franklin Tree Court, 700 ft. *
+/- E of c/l Hilton Avenue * OF BALTIMORE COUNTY
19 Franklin Tree Court *
1st Election District * Case No. 97-44-A
1st Councilmanic District *
Robert P. Radner, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Robert P. Radner and Cynthia L. Holmes-Radner, his wife, for that property known as 19 Franklin Tree Court in the Patapsco Woods subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 1B01.2.C.6 and 504 of the Baltimore County Zoning Regulations (BCZR) to allow a distance between structures of 21 ft. and a window to property line setback of 8 ft. in lieu of the minimum required 40 ft. and 15 ft., respectively, in a D.R.2 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

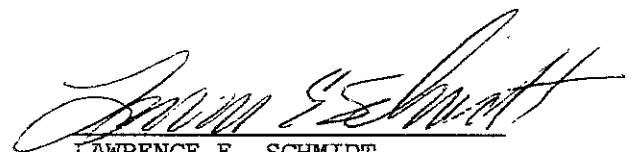
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of August, 1996 that the Petition for a Zoning Variance from Sections 1B01.2.C.6 and 504 of the Baltimore County Zoning Regulations (BCZR) to allow a distance between structures of 21 ft. and a window to property line setback of 8 ft. in lieu of the minimum required 40 ft. and 15 ft., respectively, in a D.R.2 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 29, 1996

Mr. and Mrs. Robert P. Radner
19 Franklin Tree Court
Catonsville, Maryland 21228

RE: Petition for Administrative Variance
Case No. 97-44-A
Property: 19 Franklin Tree Court

Dear Mr. and Mrs. Radner:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mn
encl.

RECORDED





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 19 Franklin Tree Ct.

97-44-A

which is presently zoned DR-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.3.6 (VB3) and 504 (VB5B)

To allow a distance structure of 21 feet and a window to property line setback of 6 feet in lieu of the minimum required 40 feet and 15 feet respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) #1 SINCE THIS IS AN EXISTING AS BUILT CONDITION, IT MAKES MEETING THE REQUIREMENTS UNDER HARDSHIP. IT IS THE RESULT OF AN APPARENT OVERSIGHT ON THE PART OF THE DEVELOPER WHEN DRAFTING THE PLAN.

#2: THE SHAPE OF THE LOT, STEEP SLOPES ON MUCH OF THE LOT, AND POSITION OF THE EXISTING DWELLING, INCLUDING EXISTING DOORS + WINDOWS MAKE PLACEMENT OF THE PROPOSED SUN ROOM AND DECK IN ANY OTHER LOCATION EXTREMELY DIFFICULT, ALTHOUGH THIS IS A SIDE LOT, THE PROPERTY IS AN END-OF-ROW WITH ADJACENT OPENSOURCE SO THE PROPOSED ADDITION DOES NOT ENCRUCH ON ADJACENT DWELLINGS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

ROBERT P. RADNER
(Type or Print Name)

Signature

Robert P. Radner
Signature

Address

CYNTHIA L. HOLMES-RADNER
(Type or Print Name)

City State Zipcode

Cynthia L. Holmes-Radner
Signature

Attorney for Petitioner

(Type or Print Name)

A-410-744-6360

19 FRANKLIN TREE CT W 763-525-5628
Address Phone No

Signature

CATONSVILLE MD 21228
City State Zipcode

Name, Address and phone number of representative to be contacted

Address Phone No.

Name

City State Zipcode

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE

8/3/96
Post by 8/11



Printed with Soybean Ink
on Recycled Paper

ITEM #:

51

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 19 FRANKLIN TREE CT
address

CATONSVILLE MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE REVERSE SIDE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Robert P. Radner
(signature)
ROBERT P. RADNER
(type or print name)



Cynthia L. Holmes-Radner
(signature)
CYNTHIA L. HOLMES-RADNER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of August, 19 , before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert Radner & Cynthia Holmes-Radner

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8-2-96
date

Michelle Greenlow

Stephanie Greenlow
NOTARY PUBLIC

My Commission Expires: 4-2-2000

ZONING DESCRIPTION FOR 19 FRANKLIN TREE COURT

51

Beginning at a point on the South side of Franklin Tree Court which is 24 feet wide at the distance of 700 feet ^{EAST}~~West~~ of the centerline of the nearest improved intersecting street Hilton Avenue. Being Lot # 46, Second Amended Phase 1, Section Three, in the subdivision of Patapsco Woods as recorded in Baltimore County Plat Book # 60, Folio 41, containing approximately .22 acres. Also known as 19 Franklin Tree Court and located in the 1st Election District, 1st Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-44-A

District 1st Date of Posting 8/9/96
Posted for: Variance
Petitioner: Robert P. & Arthur Holmes Radco-
Location of property: 19 Franklin Tract
Location of Sign: Facing road way on property being zoned
Remarks: _____
Posted by M. Healy Date of return: 8/16/96
Signature
Number of Signs: 1

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 9, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-44-A (Item 51)
19 Franklin Tree Court
S/S Franklin Tree Court, 700'+/- E of c/l Hilton Avenue
1st Election District - 1st Councilmanic
Legal Owner(s): Robert P. Radner and Cynthia Holmes-Radner

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 11, 1996. The closing date (August 26, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Robert P. Radner

MICROFILMED





BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 21, 1996

Mr. and Mrs. Robert P. Radner
19 Franklin Tree Court
Catonsville, MD 21228

RE: Item No.: 51
Case No.: 97-44-A
Petitioner: Robert Radner, et ux

Dear Mr. and Mrs. Radner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



Baltimore County Government
Department of Community Development



One Investment Place Suite 800
Towson, MD 21204

887-3317
Fax 887-5696

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUG. 12, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43, 45, 46, 47, 49, 50, 51, 52,
53 AND 54.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



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on Recycled Paper

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: Aug. 13, 1991

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 12, 91

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	43	52
	44	53
	45	54
	47	
	48	
	49	
	50	
	51	

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 8, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 47, 49, 50, 51, and 53

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Daryl L. Kerns

PK/JL

Baltimore County Government
Department of Community Development



One Investment Place Suite 800
Towson, MD 21204

887-3317
Fax 887-5696


To Zoning

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 16, 1996

FROM:  Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 19, 1996
Item Nos. 043, 045, 046, 047, 050,
051, and 053

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

RECEIVED

ZONE22

Baltimore County Government
Department of Community Development



One Investment Place Suite 800
Towson, MD 21204

887-3317
Fax 887-5696

Zoning Review
Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

July 30, 1996

To Whom It May Concern;

We, the residents of 21 Franklin Tree Court, have reviewed the variance application which the Radners are submitting requesting an 8' setback for the building of a sunroom.

We have no objections to this plan as submitted.



Janet Nugent

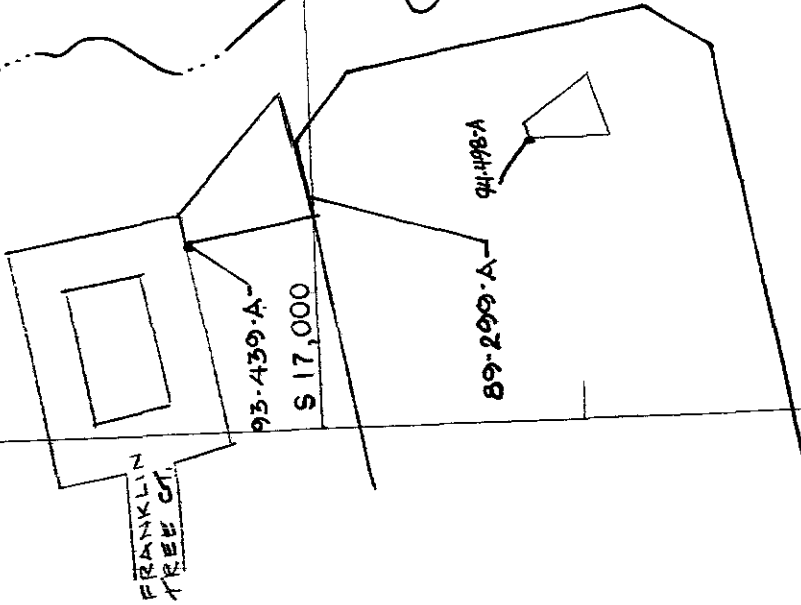


Stephen Nugent

MICROFILMED

D.R. 2

97-44-A



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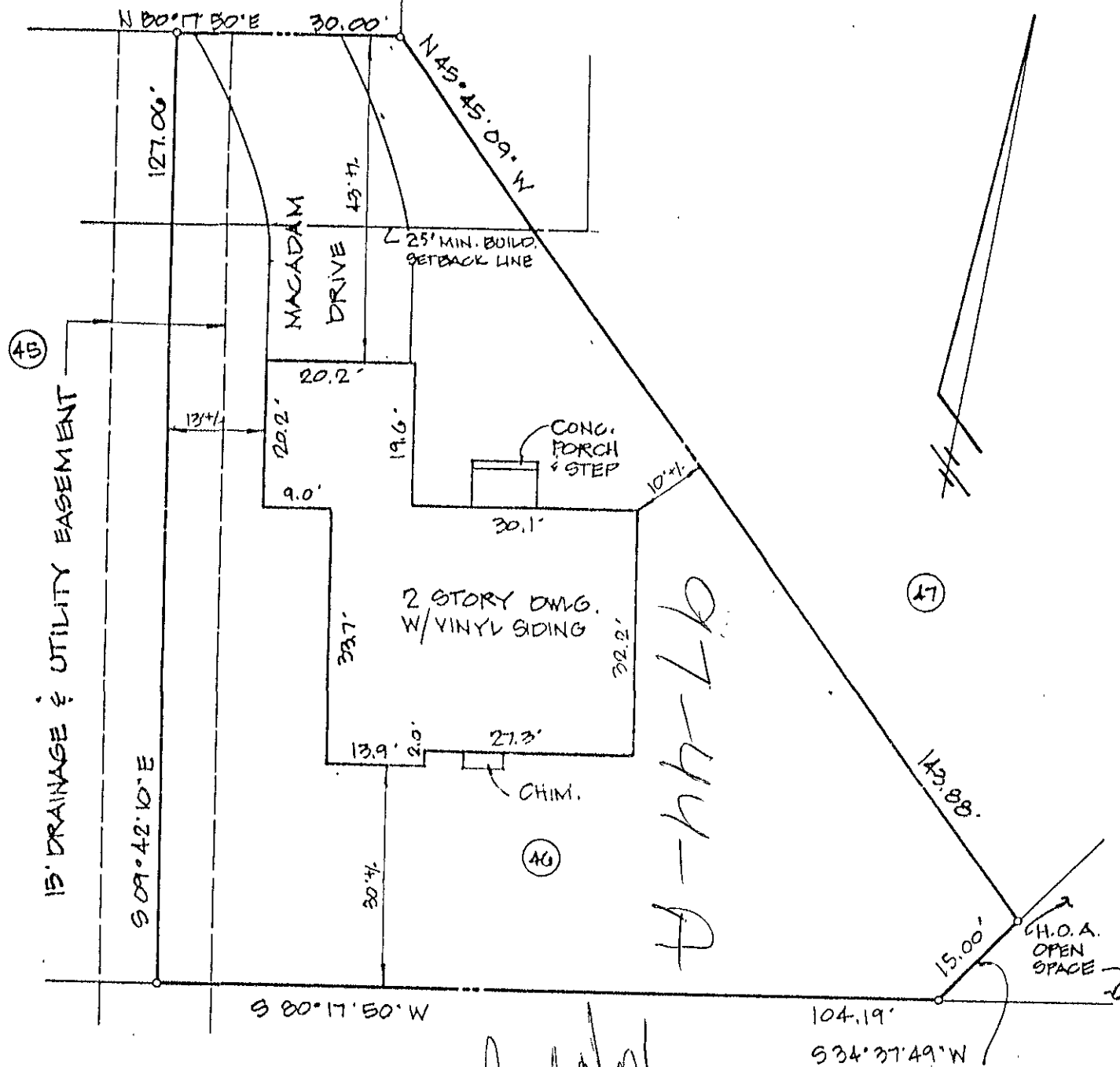
SWF 1" = 200'

S 18,000

HEET SW-5-6)

CERTIFIED TRUE COPY

FRANKLIN TREE COURT
(50' R/W)



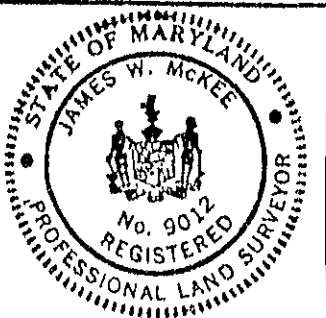
I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown. This plat is not intended for use in establishing property lines. I hereby certify that I have examined the current Flood Insurance Rate Map (Firm No. 240010 0505 B) for the subject property and it does not lie in an area identified by the Secretary of Housing and Urban Development as having special flood or mudslide hazards.

LOT 46
1ST AMENDED PHASE ONE
SECTION THREE

"PATAPSCO WOODS"

A 51/03
1ST ELECT. DIST. BALTO. CO., MD.

6/18/93
Date
JAMES W. MCKEE
REG. #9012



drawn by
30
checked by
JK

LOCATION SURVEY

#19 FRANKLIN TREE COURT

MCKEE & ASSOCIATES, INC.

CIVIL ENGINEERS • LAND SURVEYORS
5 SHAWAN ROAD HUNT VALLEY, MD 21030

MICROFILMED (301) 527-1555

scale:
1" = 20'

date:
6-18-93

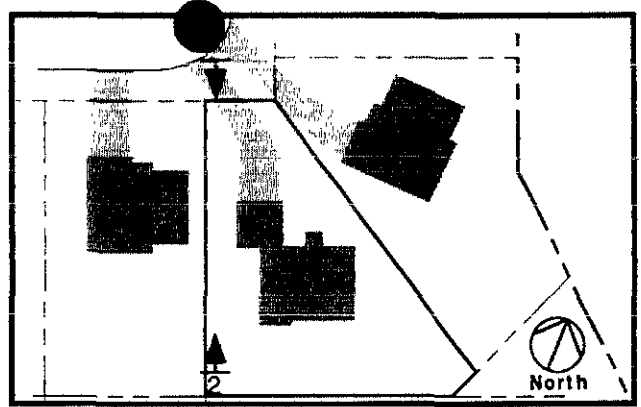
job no:
89-14

**Photographs to Accompany
Application for Variance**

19 Franklin Tree Court

Page 1 of 6

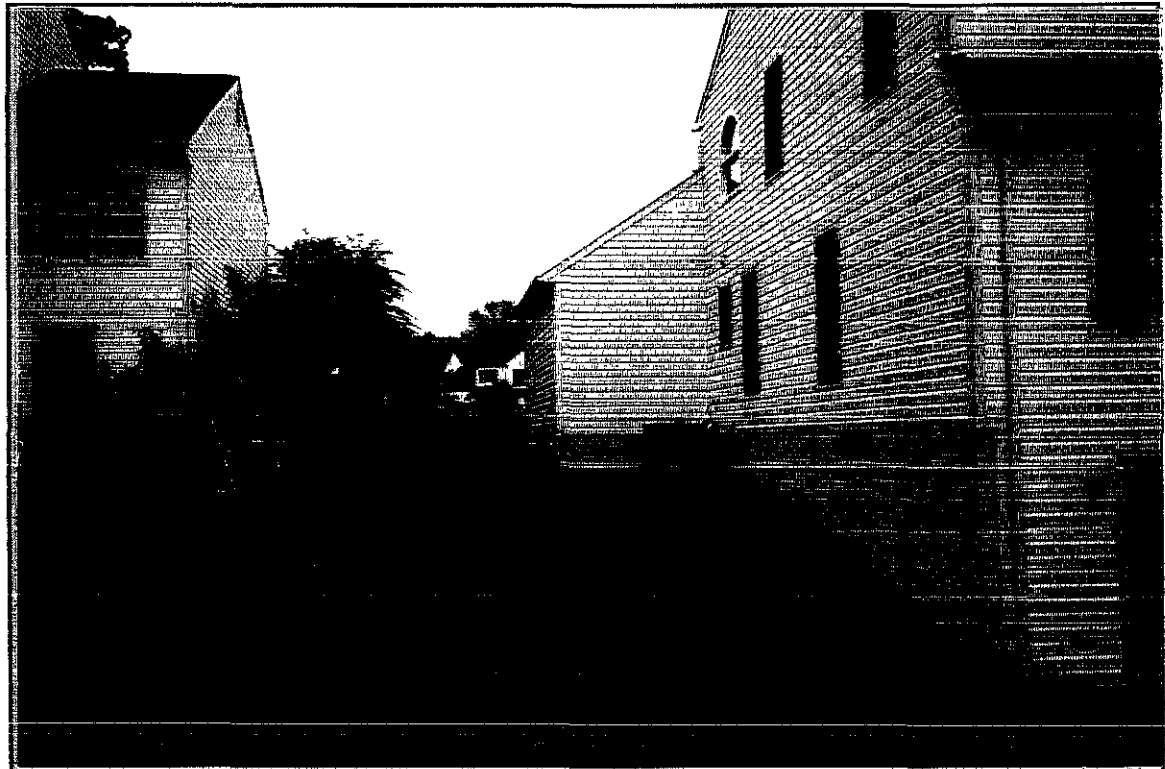
97-44-A



View #1:



View #2:



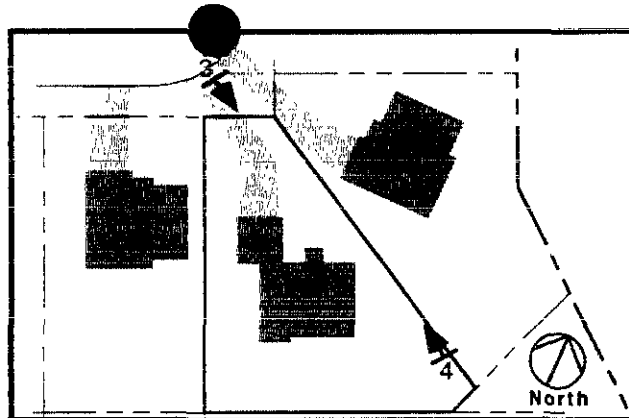
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Photographs to Accompany Application for Variance

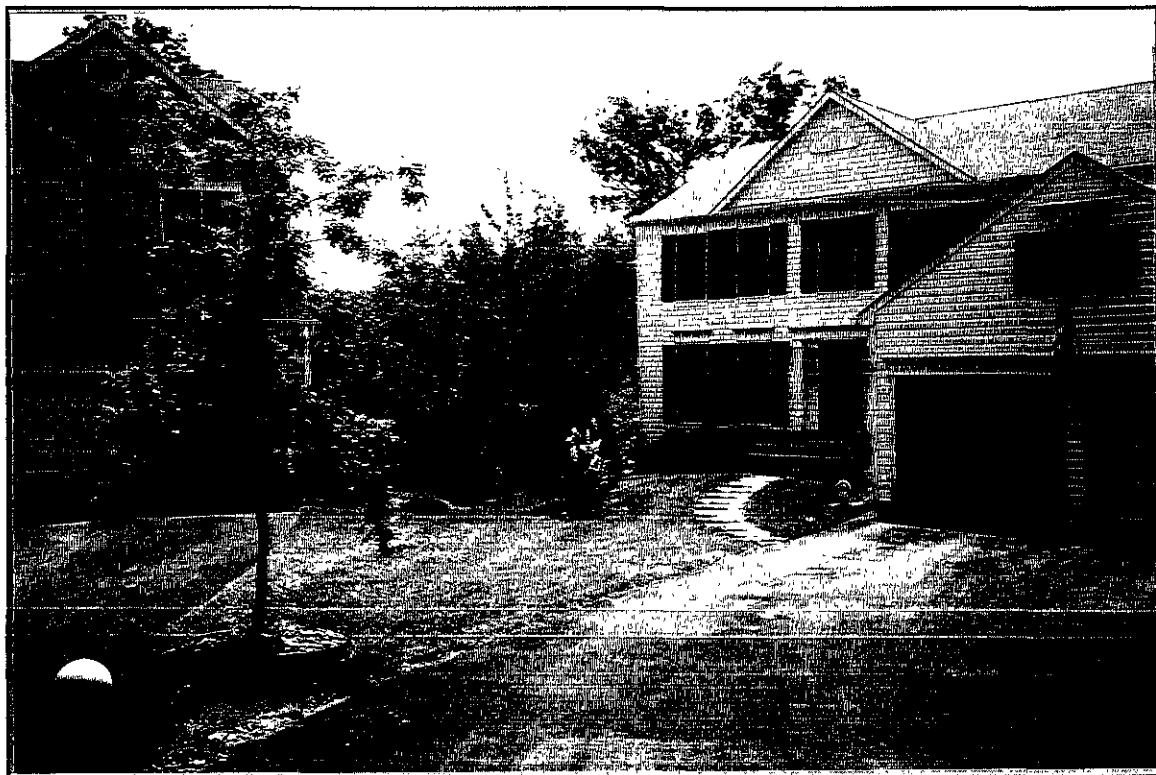
19 Franklin Tree Court

Page 2 of 6

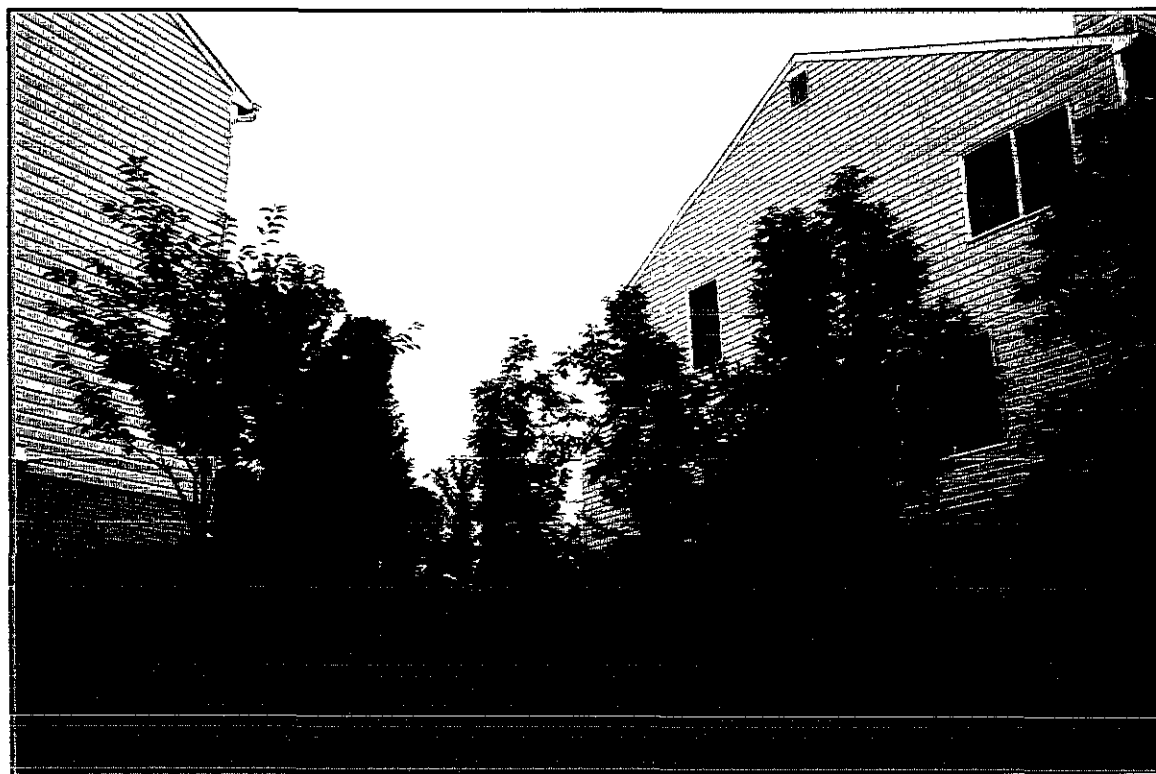
97-44-A



View #3:



View #4:



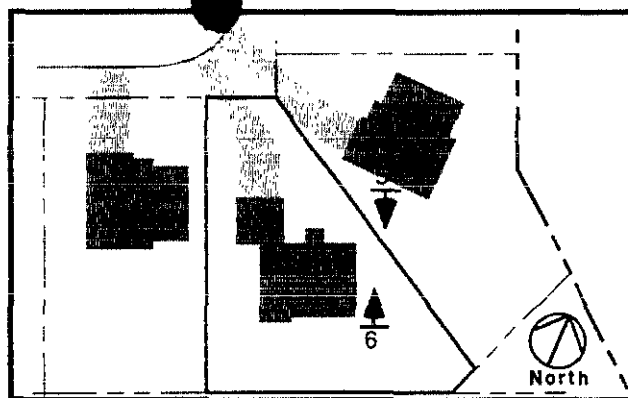
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**Photographs to Accompany
Application for Variance**

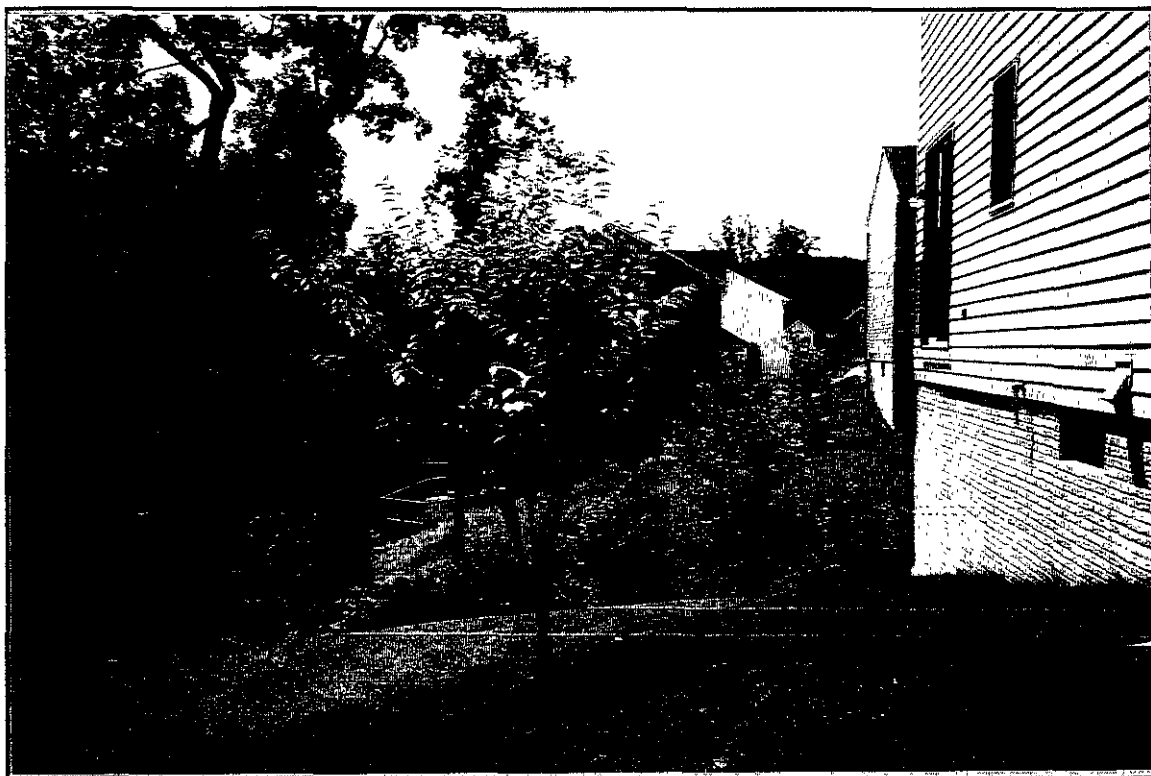
19 Franklin Tree Court

Page 3 of 6

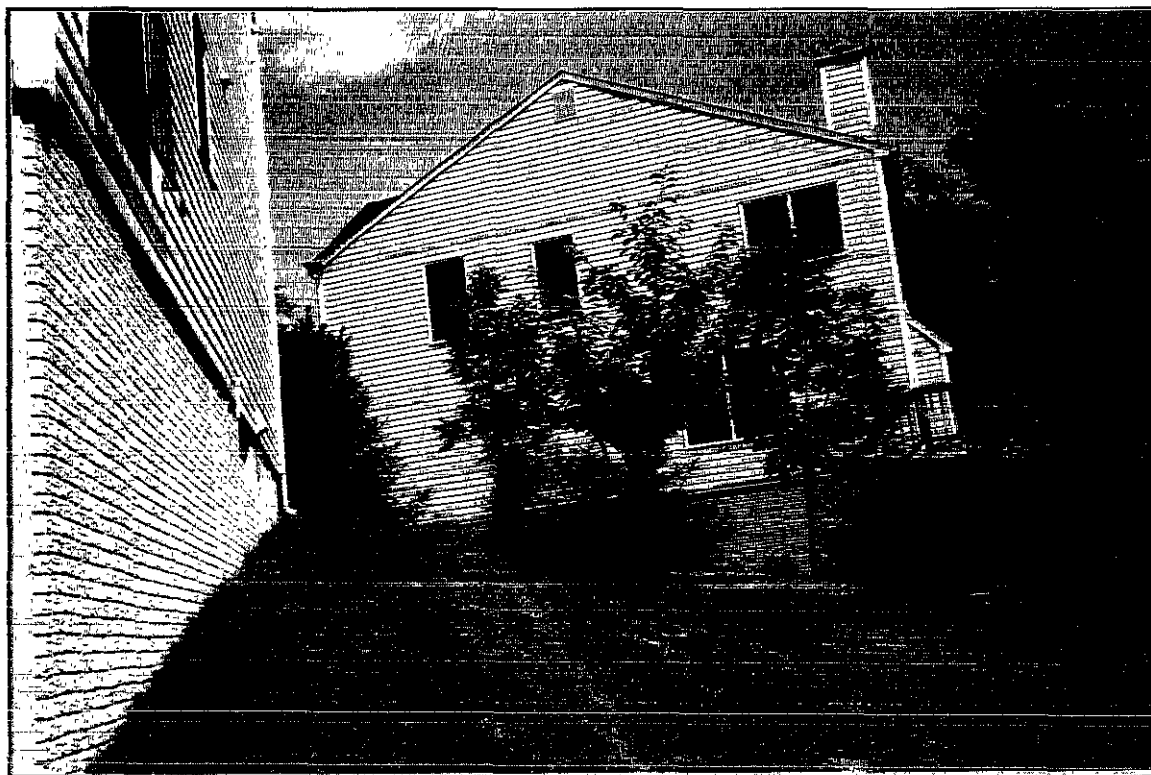
97-44-A



View #5:



View #6:

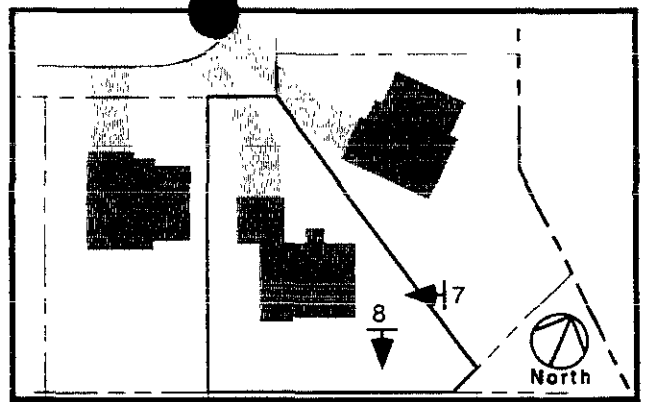


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Photographs to Accompany Application for Variance

19 Franklin Tree Court

Page 4 of 6



View #7:



View #8:



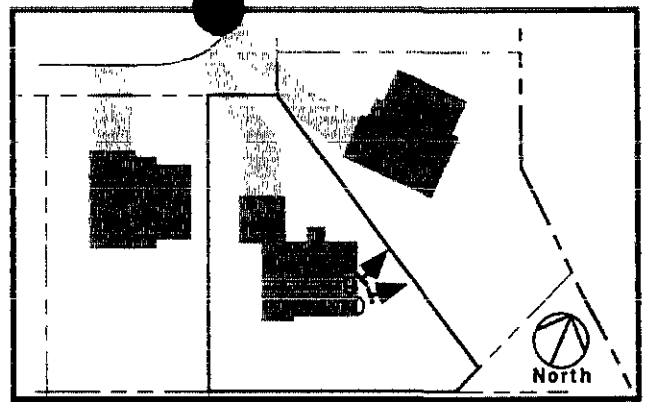
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**Photographs to Accompany
Application for Variance**

19 Franklin Tree Court

Page 5 of 6

97-44-A



View #9:



View #10:



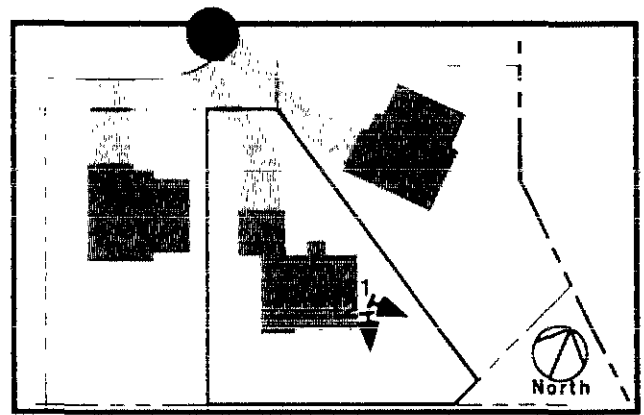
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**Photographs to Accompany
Application for Variance**

19 Franklin Tree Court

Page 6 of 6

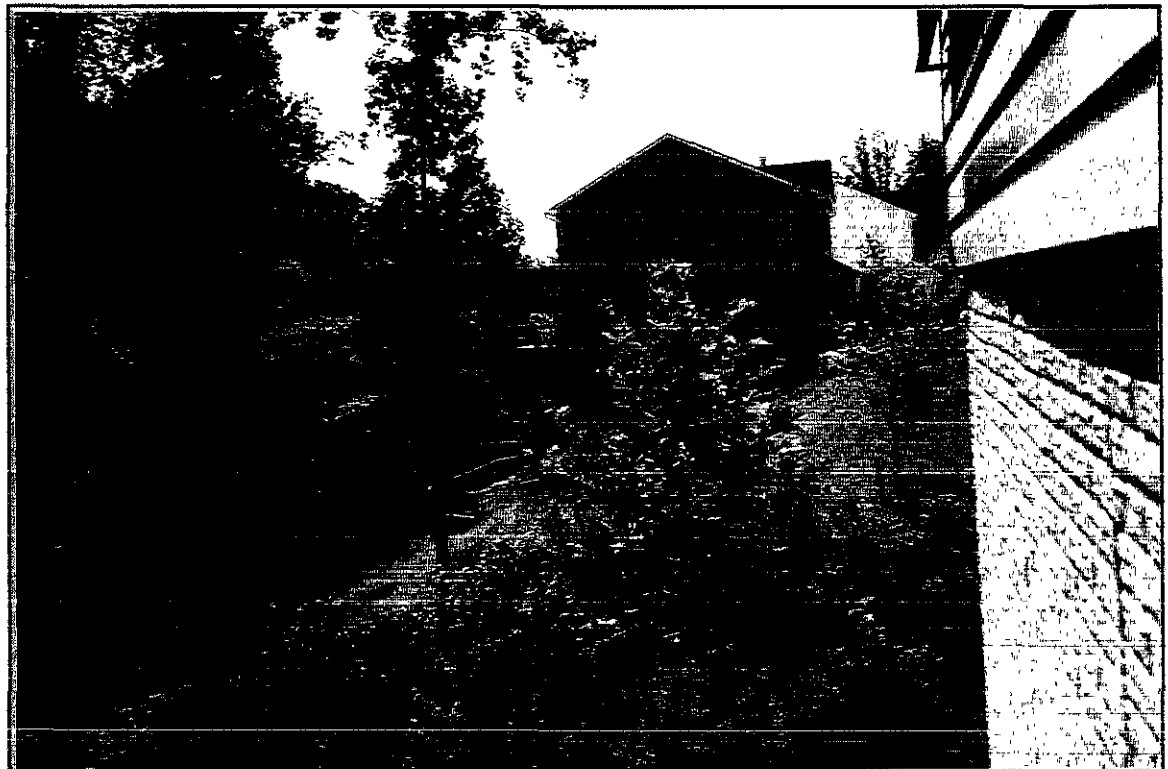
97-44-A



View #11:



View #12:



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PLAT to Accompany Petition for Zoning Variance

Prepared: July 31, 1996
Scale: 1" = 20'

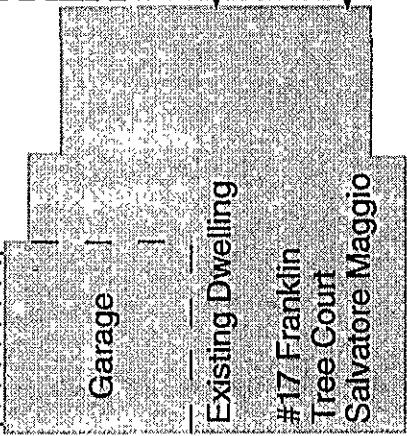
PROPERTY ADDRESS: 19 Franklin Tree Court
Subdivision Name: Patapsco Woods
Plat Book: 60, Folio: 41, Lot: 46, Section: 3

Owners: Robert Radner & Cynthia Holmes-Radner

Franklin Tree Court
(50' RW, 24' Paving)

700'± to
Hilton Ave.

S80° 17' 50" W 30.0'



Garage

Existing Dwelling

#17 Franklin Tree Court

Salvatore Maggio

N45° 45' 09" W 143.88'

30.1'

Existing Dwelling

#19 Franklin Tree Court

Proposed Sun Room

14'x21'

Proposed Deck

23'x14'

18'±

46

N80° 17' 50" E 104.19'

Brian & Joan Magari
#4 Basswood Ct.

Paul Lovett
18 Basswood Ct.

45

H.O.A
Open
Space

100 Year Flood Plain Reservation

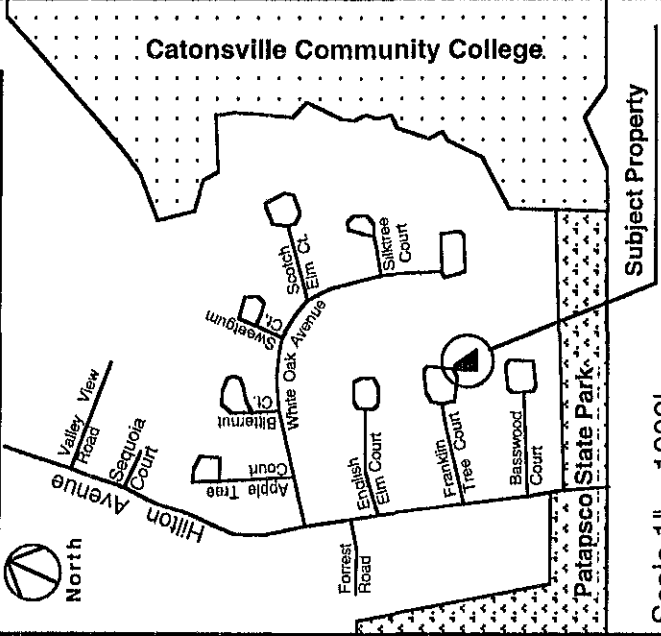
Noted

47



North

Vicinity Map



Scale 1" = 1000'

Location Information

Councilmanic District: 1st
Election District: 1st
1-200' Scale Map #: SW-5F
Lot Size: .22 Acres
9585 Sq Ft
Zoning: D.R. 2
Public Sewer: Yes
Public Water: Yes
Bay Critical Area: No ³⁹
Prior Zoning Hearings: 93-493-A

Reviewed By: *JP*

8/2 Item #: 51

Case #:

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PATAPSCO	S.W.
DATE OF PHOTOGRAPHY JANUARY 1986	STATE PARK	5-F
	VICINITY	

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

MICROFILMED

97-44-A

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE S/S Franklin Tree Court, 700 ft. +/- E of c/l Hilton Avenue 19 Franklin Tree Court 1st Election District 1st Councilmanic District Robert P. Radner, et ux Petitioners

* BEFORE THE ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 97-44-A *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of August, 1996 that the Petition for a Zoning Variance from Sections 1B01.2.C.6 and 504 of the Baltimore County Zoning Regulations (BCZR) to allow a distance between structures of 21 ft. and a window to property line setback of 8 ft. in lieu of the minimum required 40 ft. and 15 ft., respectively, in a D.R.2 zone, be and is hereby GRANTED, subject, however, to the following restriction:

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LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:man

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 29, 1996

Mr. and Mrs. Robert P. Radner
19 Franklin Tree Court
Catonsville, Maryland 21228

RE: Petition for Administrative Variance
Case No. 97-44-A
Property: 19 Franklin Tree Court

Dear Mr. and Mrs. Radner:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:man
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 19 Franklin Tree Ct.
which is presently zoned DR-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.6 and 504 of the Baltimore County Zoning Regulations (BCZR) to allow a distance between structures of 21 ft. and a window to property line setback of 8 ft. in lieu of the minimum required 40 ft. and 15 ft. respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty #2. Since this is an existing, as quiet subdivision, it makes meeting the requirements of the Zoning Regulations, as the result of an independent subdivision on the part of the developer, was daunting the task. The existing setback of the lot, steep sided on both of the lot, and portion of the existing driveway including existing trees & numerous trees, placement of the proposed driveway and garage in any other location extremely difficult. Although this is a side lot, the property is an subdivision with adjacent driveway. So the proposed driveway does not encroach on adjacent driveway. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Current Petitioner Name

19 Franklin Tree Court
Catonsville, MD 21228

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 21, 1996

Mr. and Mrs. Robert P. Radner
19 Franklin Tree Court
Catonsville, MD 21228

RE: Item No.: 51
Case No.: 97-44-A
Petitioner: Robert Radner, et ux

Dear Mr. and Mrs. Radner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4890

DATE: 08/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUG. 12, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43, 45, 46, 47, 49, 50, 51, 52, 53 AND 54.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, M5-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: *Aug 12, 96*

DATE: *Aug 13, 1996*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 43 52
44 53
45 54
47
48
49
50
51

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: August 8, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 47, 49, 50, 51, and 53

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Verna*

PK/JL

ITEMS/PZINE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: August 16, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
For August 19, 1996
Item Nos. 042, 045, 046, 047, 050,
051, and 053

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

Zoning Review
Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

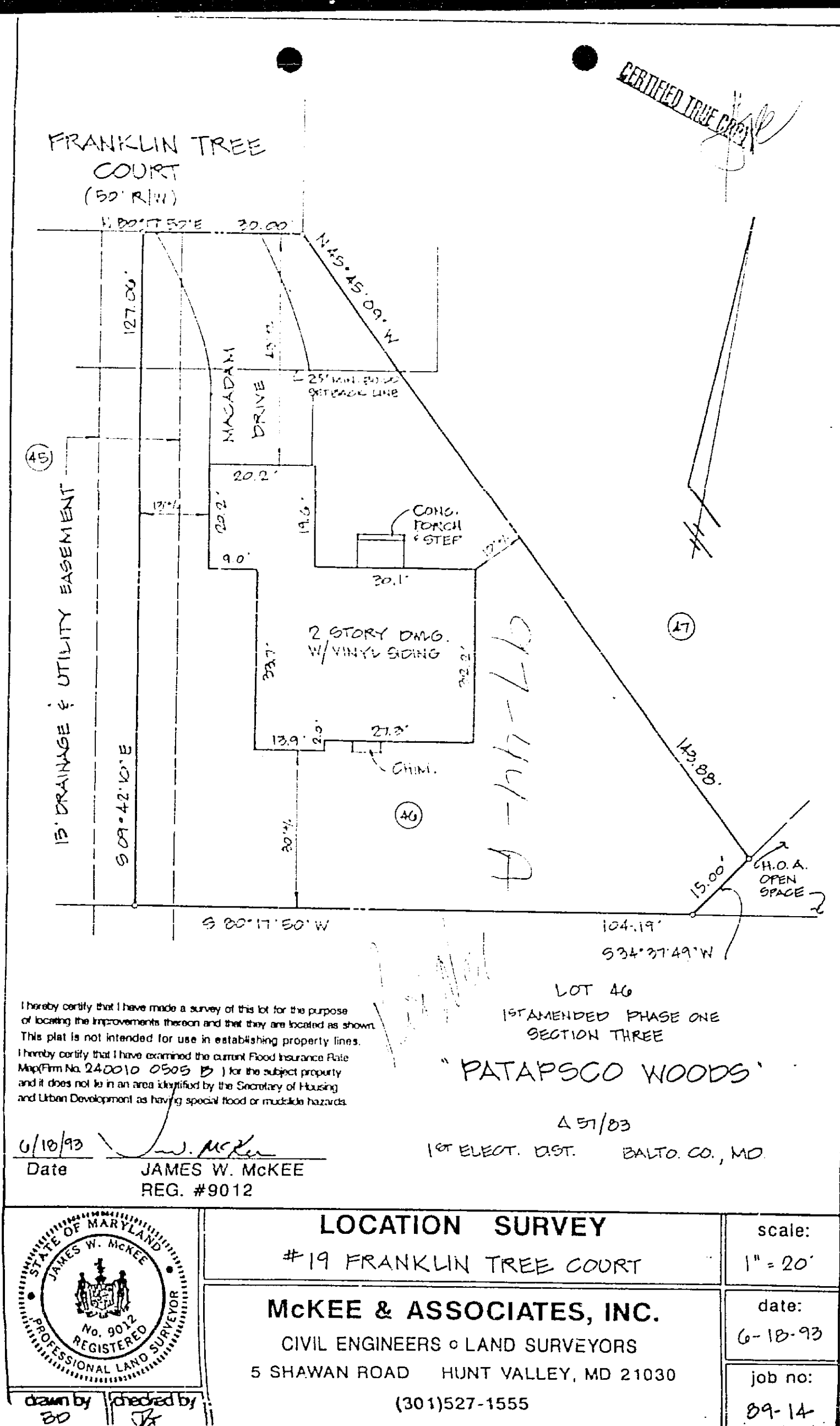
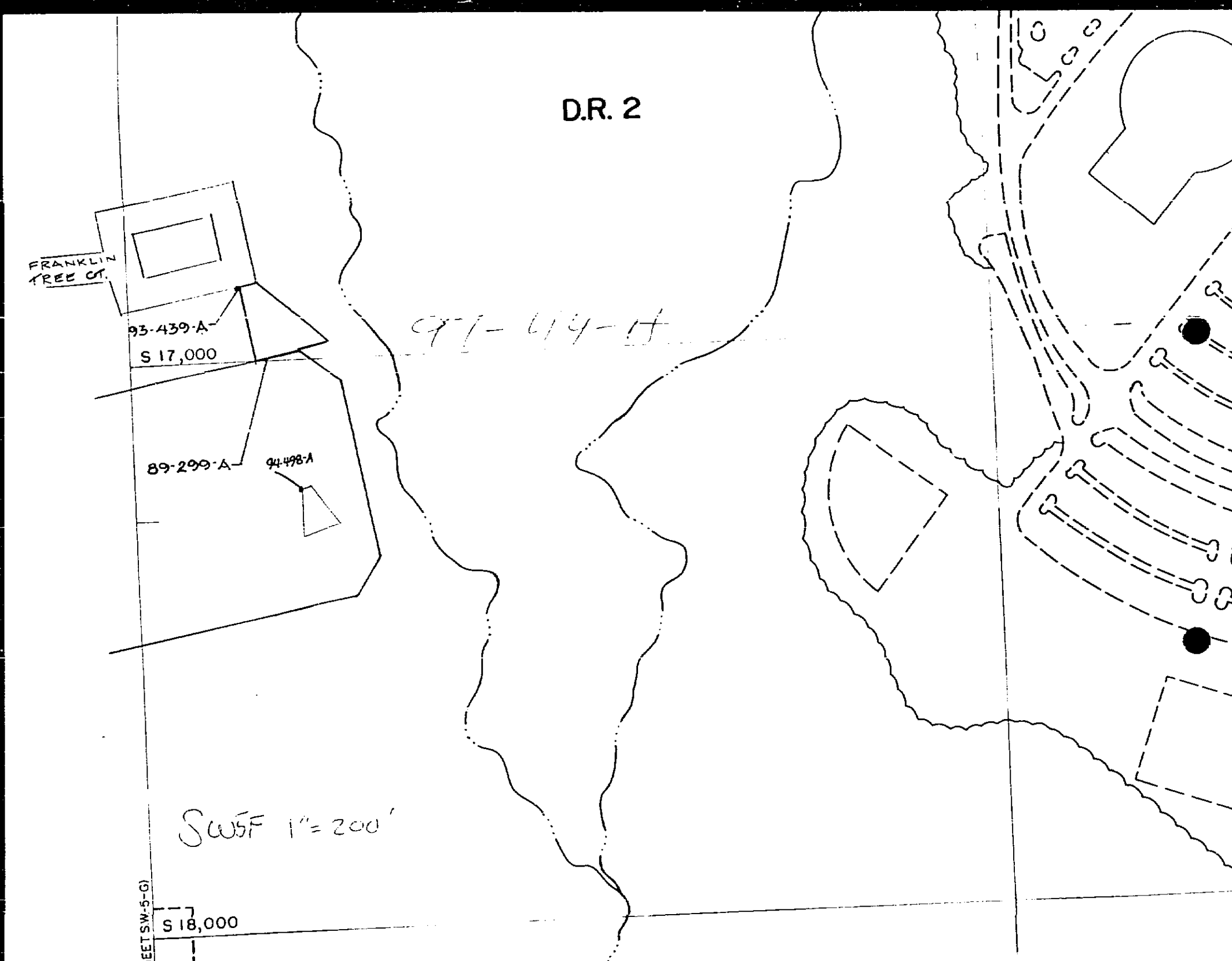
July 30, 1996

To Whom It May Concern;

We, the residents of 21 Franklin Tree Court, have reviewed the variance application which the Radners are submitting requesting an 8' setback for the building of a sunroom.

We have no objections to this plan as submitted.

Janet Nugent
Janet Nugent
Stephen Nugent
Stephen Nugent

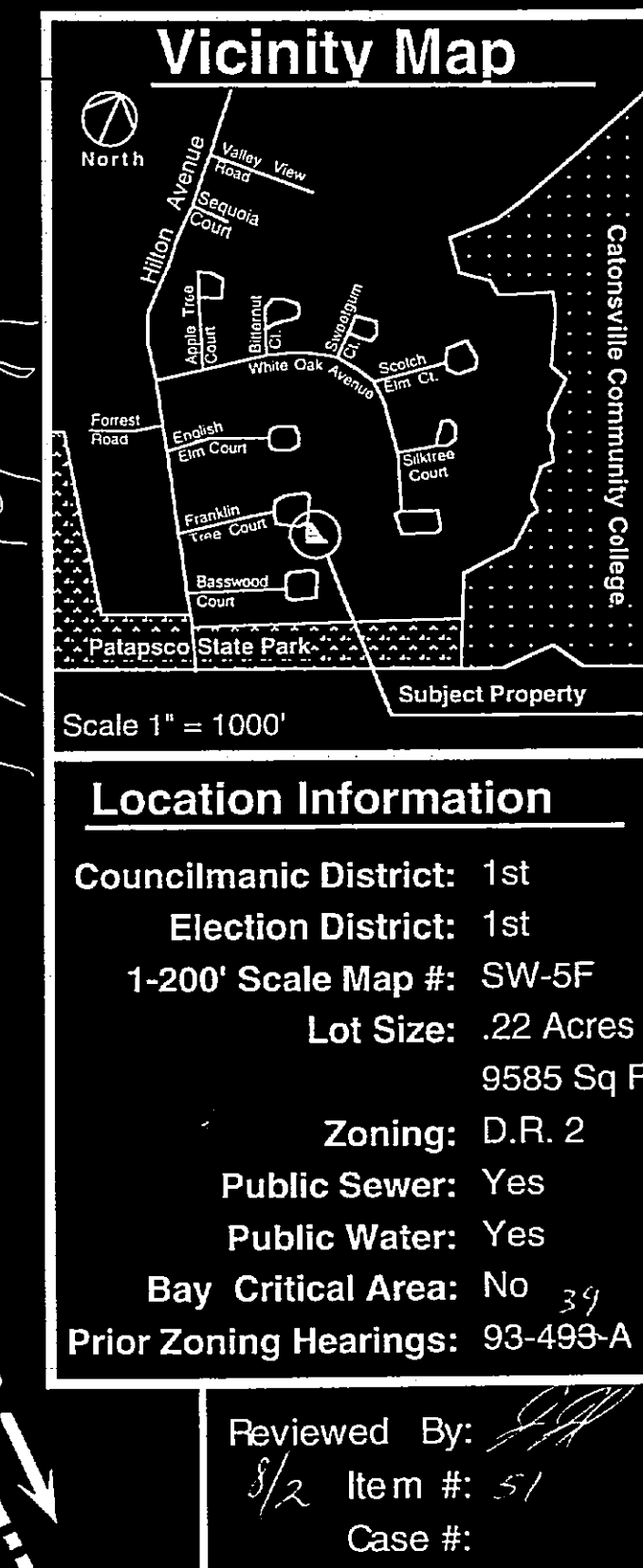


PLAT to Accompany Petition for Zoning Variance

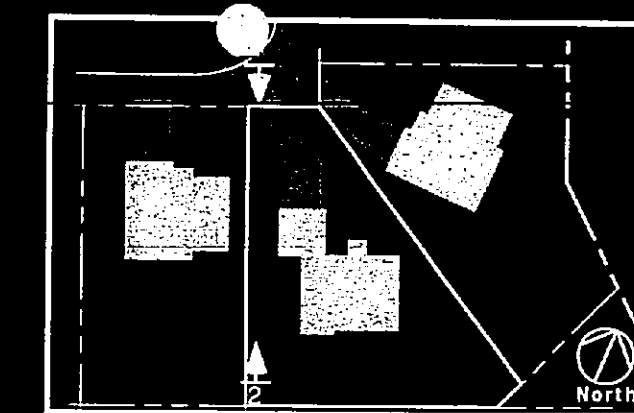
Prepared: July 31, 1996
Scale: 1" = 20'

PROPERTY ADDRESS: 19 Franklin Tree Court
Subdivision Name: Patapsco Woods
Plat Book: 60, Folio: 41, Lot: 46, Section: 3
Owners: Robert Radner & Cynthia Holmes-Radner

Franklin Tree Court
(50' RW, 24' Paving)



Photographs to Accompany
Application for Variance
19 Franklin Tree Court
Page 1 of 6 97-44-A



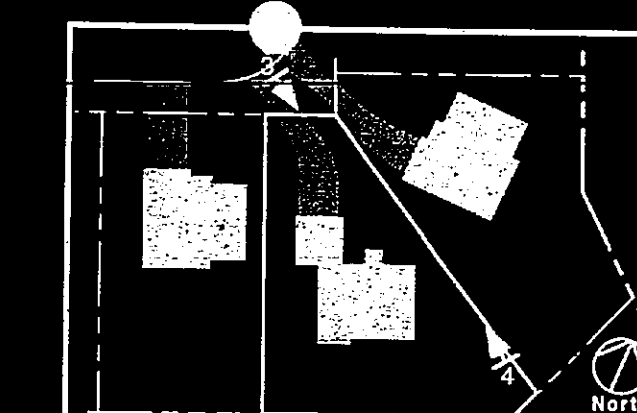
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View #2:



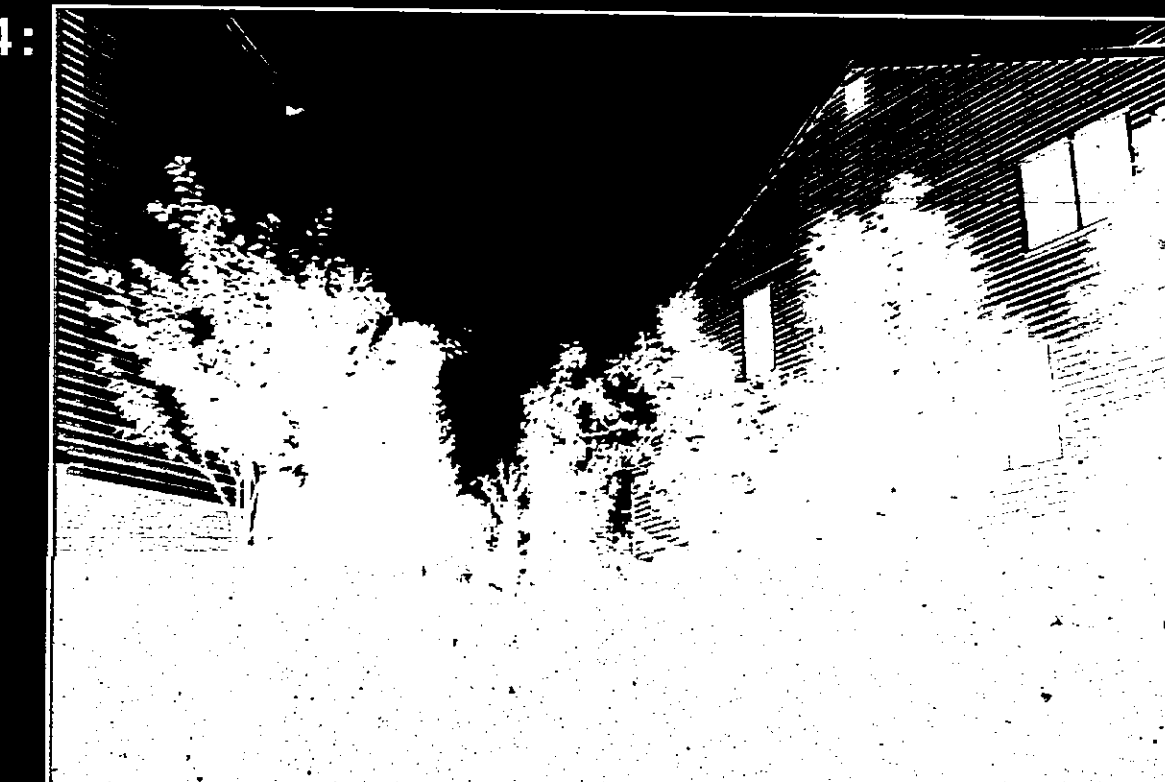
Photographs to Accompany
Application for Variance
19 Franklin Tree Court
Page 2 of 6 97-44-A



View #3:

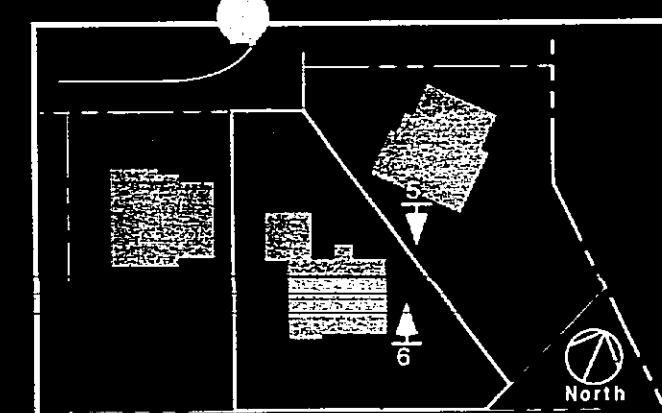


View #4:



Photographs to Accompany
Application for Variance
19 Franklin Tree Court

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View #5:

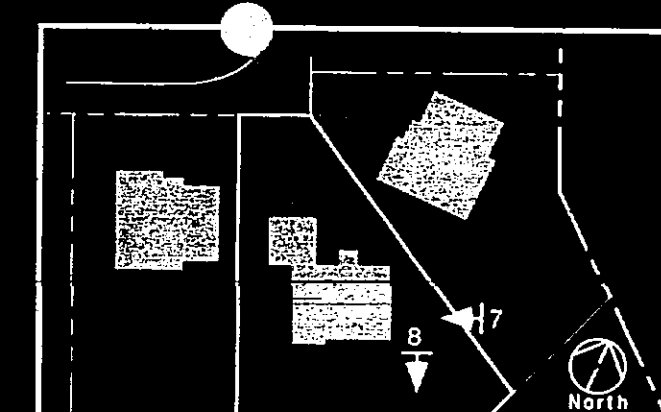


View #6:



Photographs to Accompany
Application for Variance
19 Franklin Tree Court

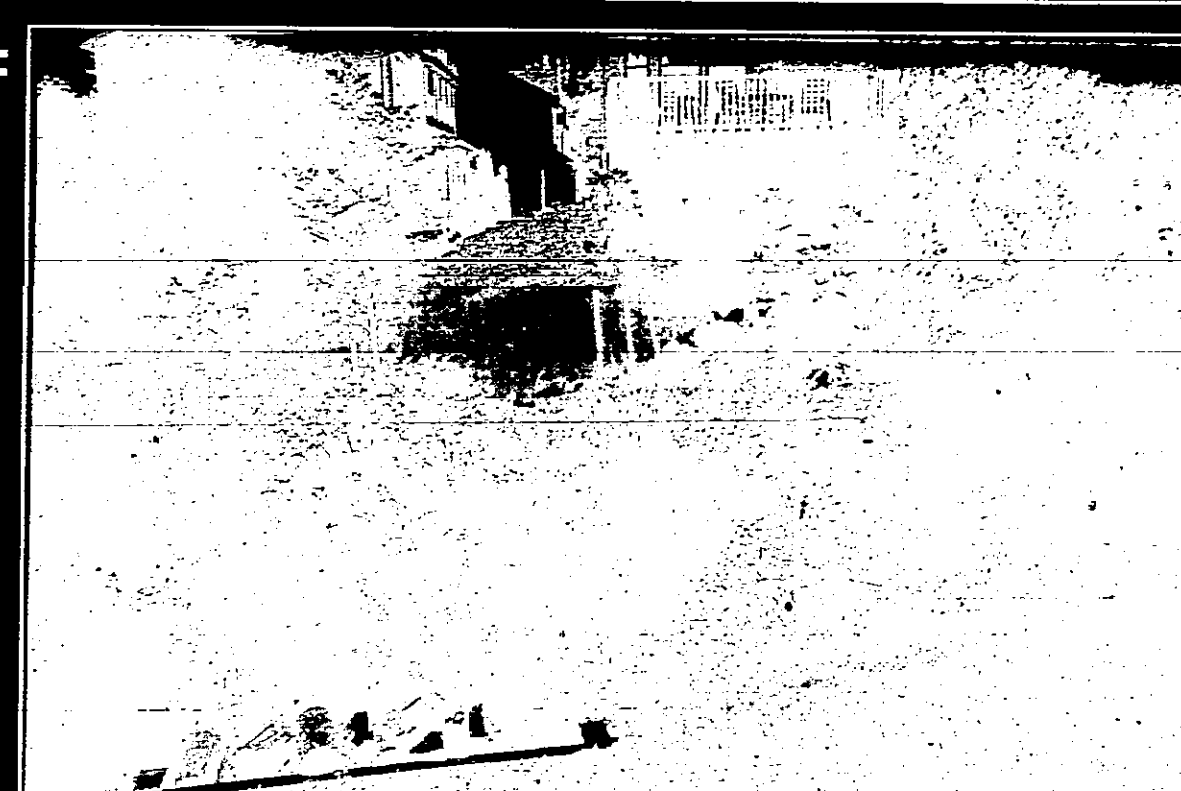
Page 4 of 6



View #7:

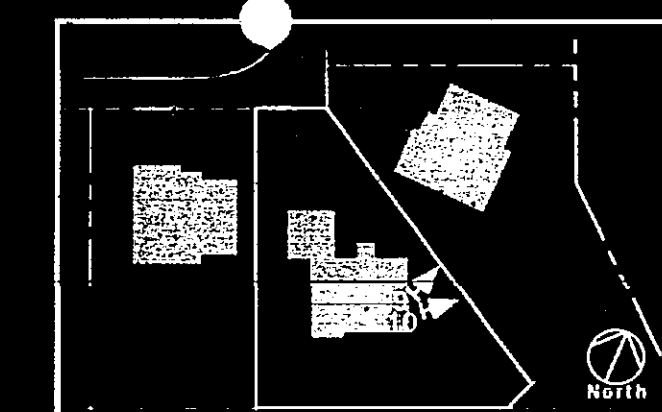


View #8:



Photographs to Accompany
Application for Variance
19 Franklin Tree Court

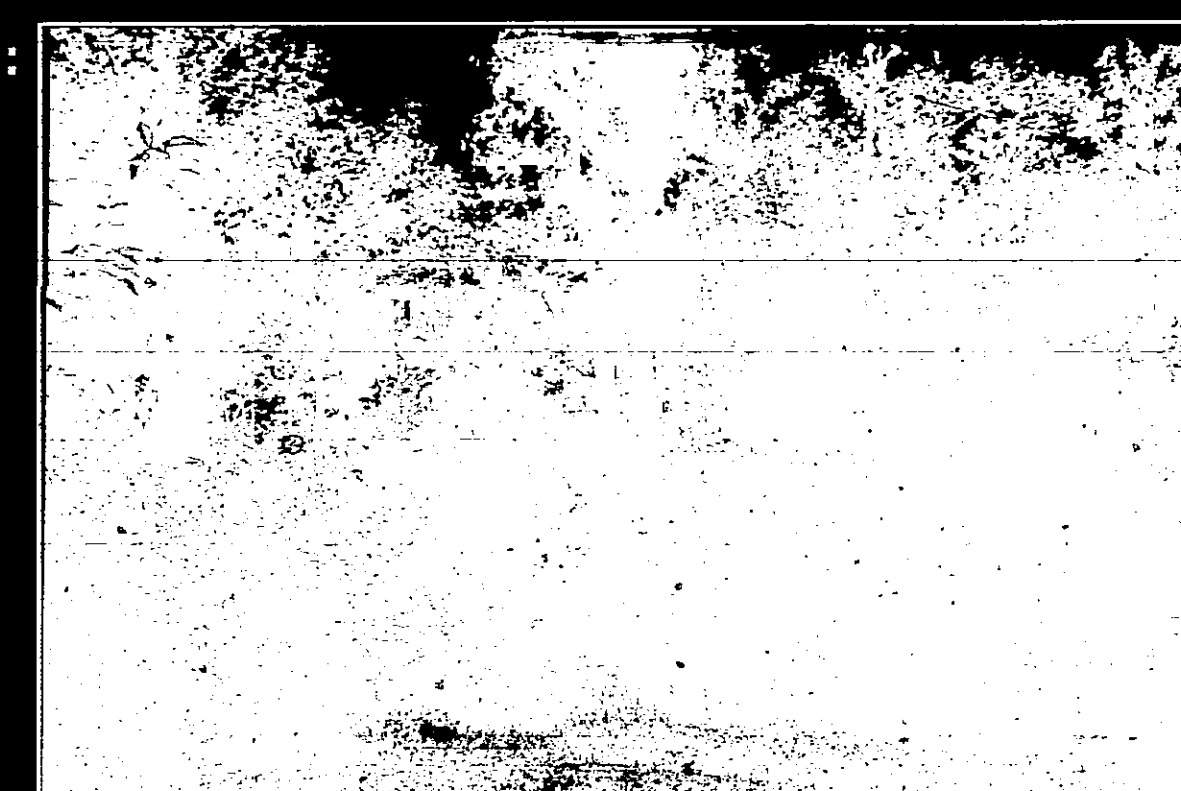
Page 5 of 6 97-44-A



View #9:

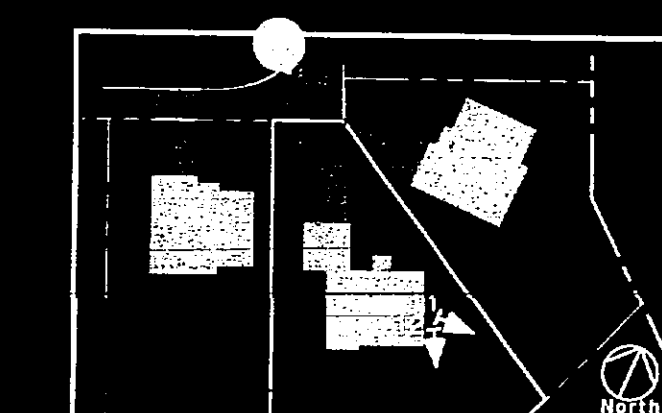


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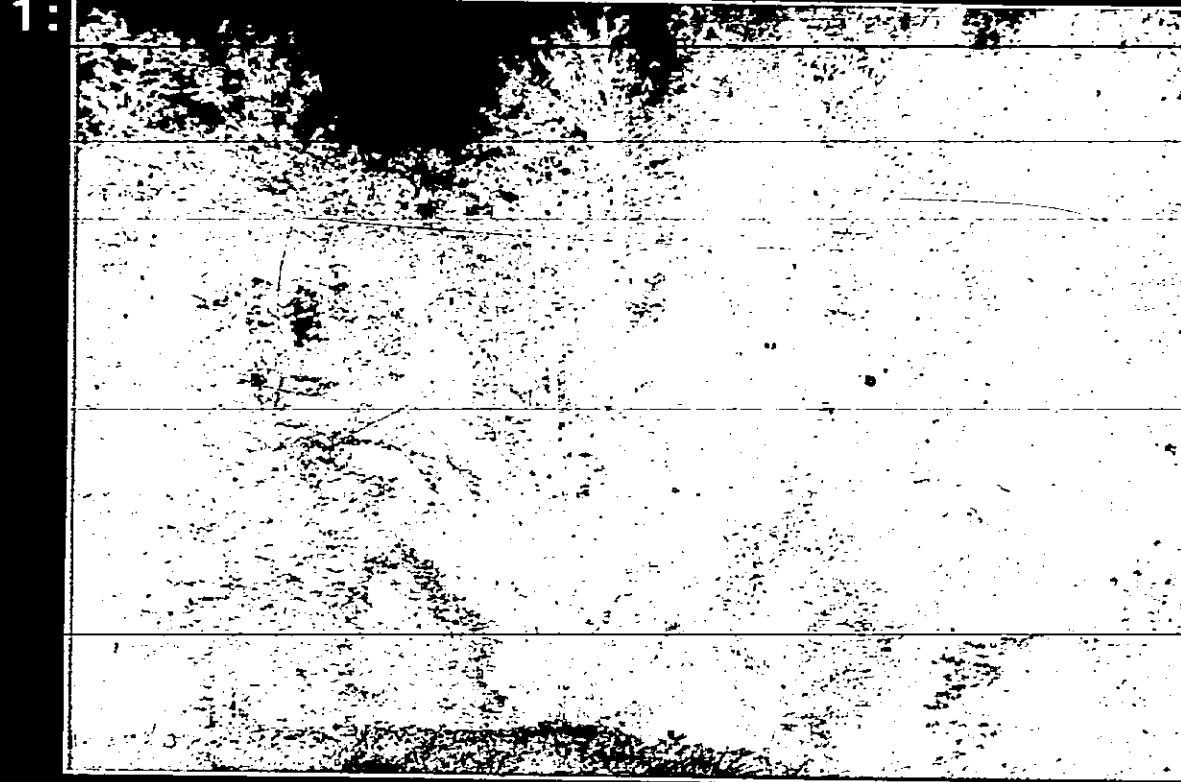


Photographs to Accompany
Application for Variance
19 Franklin Tree Court

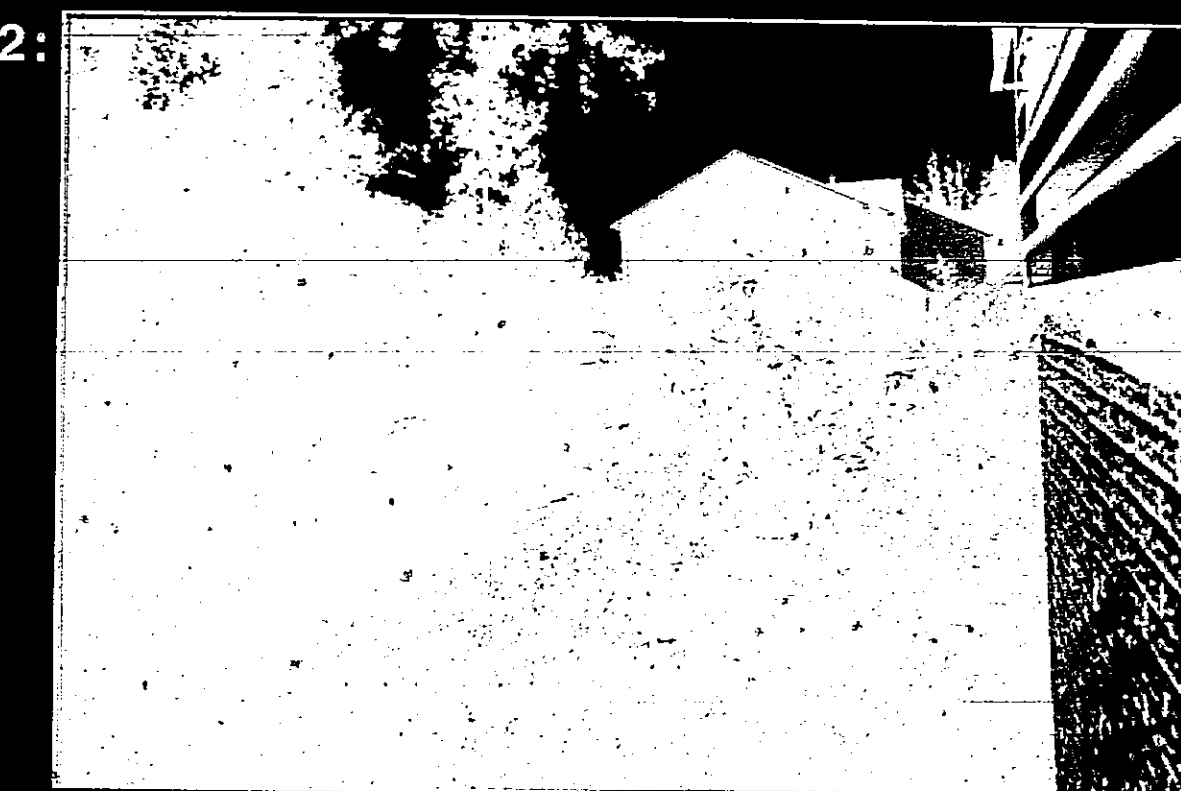
Page 6 of 6 97-44-A



View #11:



View #12:



97-44-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	PATAPSCO	S.W.
DATE OF PHOTOGRAPHY	STATE PARK	5-F
JANUARY 1986	VICINITY	